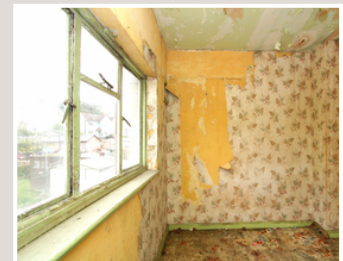


Total area: approx. 72.1 sq. metres (776.2 sq. feet)

For Illustrative Purposes Only. Not to Scale.  
Plan produced using PlanUp.



# 1 Mitre Pitch, Wotton-under-Edge, Gloucestershire GL12 7JP

Located within walking distance of Wotton-under-Edge's prestigious High Street, this three-bedroom semi-detached property offers a rare opportunity for those seeking a project or investment. Having been in the same family for approximately 35 years, the property is in need of extensive refurbishment throughout, making it ideal for buyers looking to renovate and add value. Due to the level of work required, this property is only available to cash buyers. Upon entering, you are welcomed by a hallway leading to a generously sized lounge with a working fireplace. The ground floor also includes a kitchen, a downstairs bathroom, and access to the rear garden. Upstairs, there are three bedrooms, some of which feature built-in storage. The garden is a good size and has the potential to become a very usable outdoor space with some maintenance. Further benefits include no onward chain, offering a straightforward purchase process. This property was formerly a Local Authority house and contains a restrictive covenant which requires consent to purchase from the Local Authority. A purchaser who has lived and worked within Gloucestershire or the Cotswolds Area of Outstanding Natural Beauty for at least the last three years immediately prior to the purchase would qualify for automatic consent in accordance with section 157 of the Housing Act 1985.

## Situation

This charming market town enjoys a vibrant High Street with an eclectic mix of independent shops and cafes, complemented by two well-known supermarkets – it even has its own cinema! Wotton-under-Edge (M5 J14 approx 5.1 miles) is situated amidst beautiful countryside on the edge of the Cotswold escarpment – the Cotswold way runs straight through, perfect for walkers. Tetbury (approx. 10.1 miles), Cirencester, Bristol, Cheltenham make it an ideal location for families, commuters and outdoor enthusiasts. Katharine Lady Berkeley's Secondary School is an important element in the town and there are two primary schools. Please visit [wotton-under-edge.com](http://wotton-under-edge.com) for a wealth of further information.

## Property Highlights, Accommodation & Services

- Cash Buyers Only • No Onward Chain • Three Bedroom Semi Detached House • Downstairs Bathroom • Generous Sized Garden
- Mains Drainage • Requires Extensive Modernisation and Refurbishment
- This property was formerly a Local Authority house and contains a restrictive covenant which requires consent to purchase from the Local Authority. A purchaser who has lived and worked within Gloucester
- Stroud District Council - Band B

## Directions

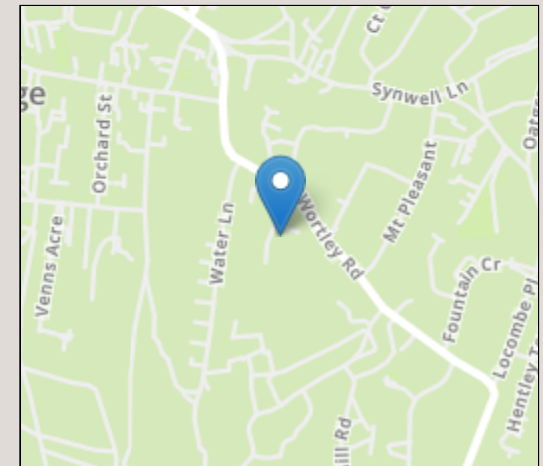
On entering Wotton-under-Edge from the direction of Charfield and on the B4058, proceed to the end of Bear Street, then turn right into Old Town. Drop down to the War Memorial round-about, taking the second exit - then right into Dyers Brook which runs into Wortley Road. Number 1 is on the right hand side as your start to ascend up Wortley Road.

**Local Authority & Council Tax** - Stroud District Council - Tax Band B

**Tenure** - Freehold

**Additional Information** - This property was formerly a Local Authority house and contains a restrictive covenant which requires consent to purchase from the Local Authority. A purchaser who has lived and worked within Gloucestershire or the Cotswolds Area of Outstanding Natural Beauty for at least the last three years immediately prior to the purchase would qualify for automatic consent in accordance with section 157 of the Housing Act 1985.

**Contact & Viewing** - Email: [mil\\_wottonsales@milburys.co.uk](mailto:mil_wottonsales@milburys.co.uk) Tel: 01453 842666



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